

BOA SIGN REVIEW COVERSHEET

CASE: C16-2020-0002

BOA DATE: May 11, 2020

ADDRESS: 2600 Brockton Dr

COUNCIL DISTRICT: 7

OWNER: Alkesh Patel

AGENT: Jennifer Garcia

ZONING: NBG-NP (North Burnet/Gateway)

LEGAL DESCRIPTION: LOT 2 BLK A LONGHORN BUSINESS PARK NO 3 RESUB LT 2 & LTS A-B BLK A LONGHORN BUSINESS PARK NO 2

VARIANCE REQUEST: Sign illumination of one (1) 6 ft. tall freestanding monument sign and two (2) 217 sq. ft. wall signs

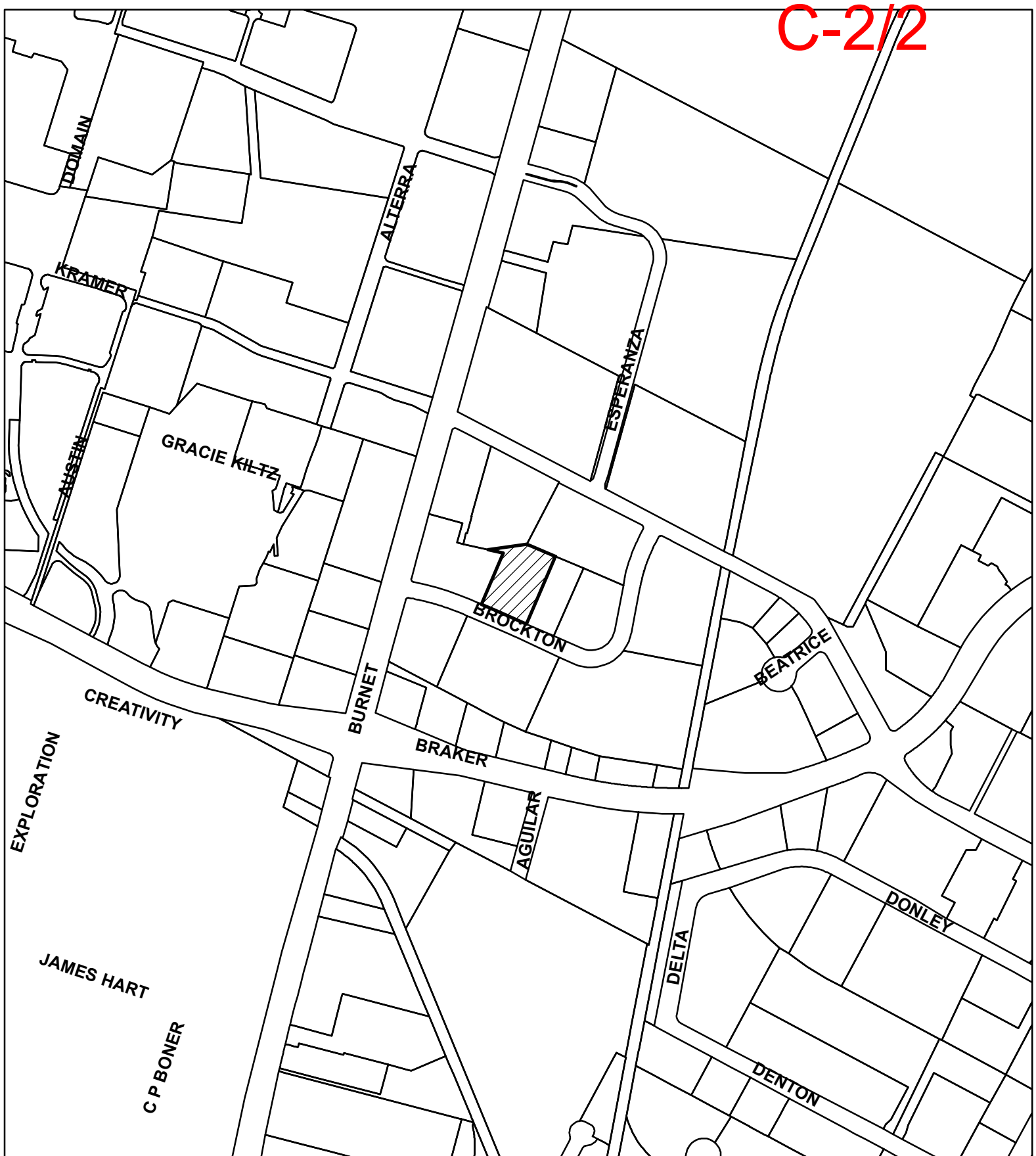
SUMMARY: achieve appropriate signage




ISSUES: proposed signs and location are in line with existing signs

	ZONING	LAND USES
<i>Site</i>	NBG-NP	North Burnet/Gateway
<i>North</i>	NBG-NP	North Burnet/Gateway
<i>South</i>	NBG-NP	North Burnet/Gateway
<i>East</i>	NBG-NP	North Burnet/Gateway
<i>West</i>	NBG-NP	North Burnet/Gateway

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Burnet/Gateway Neighborhood Plan Staff Liaison
 North Growth Corridor Alliance
 SELTexas
 Sierra Club, Austin Regional Group



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2020-0002

LOCATION: 2600 BROCKTON DRIVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 583'

Board of Adjustment Sign Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

For Office Use Only

Case # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: 2600 Brockton Dr.

Subdivision Legal Description:

LOT 2 BLK A LONGHORN BUSINESS PARK NO 3 RESUB LT 2 & LTS A-B BLK A
LONGHORN BUSINESS PARK NO 2

Lot(s): 2 Block(s): A

Outlot: _____ Division: _____

Zoning District: _____

Sign District: _____

I/We Alkesh Patel on behalf of myself/ourselves as

authorized agent for Lion Veldt affirm that on

Month January ☒, Day 16 ☒, Year 2020 ☒, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☒ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Sign: (2) wall signs and one freestanding monument sign

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

The applicant is requesting sign variances from Section 25-10-133 NBG-NP-TOD to allow for (1) 6' tall freestanding monument sign and

(2) 217 sq. ft. wall signs, providing signage for the new Hilton Garden Inn.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of the site such as dimensions, landscaping, or topography, because:

—OR—

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

The proposed signs and locations are in line with the existing signs at the neighboring businesses and are appropriately scaled to the size of the building. The monument sign will benefit traffic flow in the area by properly guiding hotel guests to their proper destination.

—OR—

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

The proposed signs were appropriately scaled to the size of the hotel building, which falls in line with the sizes of signs in neighboring businesses. Also, the signs fall within the typical exterior identification for hotels in the surrounding area.

The goal is to achieve appropriate signage, nothing out of scale or extravagant.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 01/16/2020

Applicant Name (typed or printed): Alkesh Patel

Applicant Mailing Address: 2800 Esperanza Crossing

City: Austin State: TX Zip: 78758

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 01/16/2020

Owner Name (typed or printed): Alkesh Patel

Owner Mailing Address: 2800 Esperanza Crossing

City: Austin State: TX Zip: 78758

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Liberty Signs, Inc. - Jennifer Garcia

Agent Mailing Address: PO Box 1259

City: Liberty Hill State: TX Zip: 78642

Phone (will be public information): 512-255-3887

Email (optional – will be public information): [Redacted]

SAVE



Design #		0402415Ar-1
Sheet	1 of 6	
Client		
Address		HILTON GARDEN INN 2600 BROCKTON AVE AUSTIN, TX. 78758
Account Rep.	MSW/MW	
Designer	RF	
Date	02.13.11	
Approval / Date		
Client		
Sales		
Estimating		
Art		
Engineering		
Landlord		
Revision/Date		

R1 JMC 12/13/19: DELETE
OPTION 2 OF SIGNS A AND B



82'-0"±

197'-0"±

4'-8"

EQ.

EQ.



ROLLING GATE

Hilton Garden Inn

B SOUTH BUILDING ELEVATION | PROPOSED SIGNAGE

SCALE: 3/64" = 1' - 0"

SIGN SQ. FT. = 217

Design #		0402415A-r1	
Sheet		2	of 6
Client		HILTON GARDEN INN	
Address		2600 BROCKTON AVE AUSTIN, TX. 78758	
Account Rep.	MSW MMW		
Designer	RFT		
Date	02.13.15		
Approval / Date			
Client			
Sales			
Estimating			
Art			
Engineering			
Landlord			
Revision/Date			
R1 JMC 12/11/19: DELETE OPTION 2 OF SIGNS A AND B			
<div><div></div><div>CHANDLER SIGNS</div></div> <div>chandlersigns.com</div>			
National Headquarters 14201 Convergins Road #101 Fort Worth, TX 76155 (214) 902-2000 fax (214) 902-2044			
San Antonio 17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210) 340-2804 fax (210) 346-8724			
West Coast 3220 Executive Ridge Dr Ste 250, 92001 Irvine, CA 92618 (714) 442-2268 fax (760) 754-3752			
Northeast US Suite 201 Louisville, KY 40206 (502) 897-3800 fax (502) 397-4255			
Florida 2584 Sand Hill Point Circle (863) 492-1100 fax (863) 424-1160			
Georgia 111 Woodstone Place Lawrenceville, GA 30046 (678) 762-8855 fax (210) 346-8724			
South Texas PO BOX 125 206 Dyal Drive Lubbock, TX 79401 (803) 556-5509 fax (803) 644-6533			
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Design #
0402415A-1

Sheet 3 of 6
Client

HILTON GARDEN INN

Address
2600 BROCKTON AVE
AUSTIN, TX. 78758

Account Rep. MSW/MW

Designer RFF

Date 02.13.19

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R1 IMC 12/11/19: DELETE
OPTION 2 OF SIGNS A AND B



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FORT WORTH, TX 76134
(214) 902-2000 Fax (214) 902-2044

San Antonio
17319 San Pedro Ave
Ste 200
San Antonio, TX 78232
(214) 343-0088 Fax (214) 343-0272

West Coast
3220 Executive Ridge Dr
Ste 250
Visa, CA 92081
(949) 343-0088 Fax (949) 734-3732

Northeast US
Suite 201
1200 River Road
Louisville, KY 40206
(606) 897-9800 Cell (606) 554-2975

Florida
2584 Sand Hill Point Circle
Davenport, FL 33837
(889) 463-1100 Fax (889) 464-1160

Georgia
111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8652 Fax (214) 948-8724

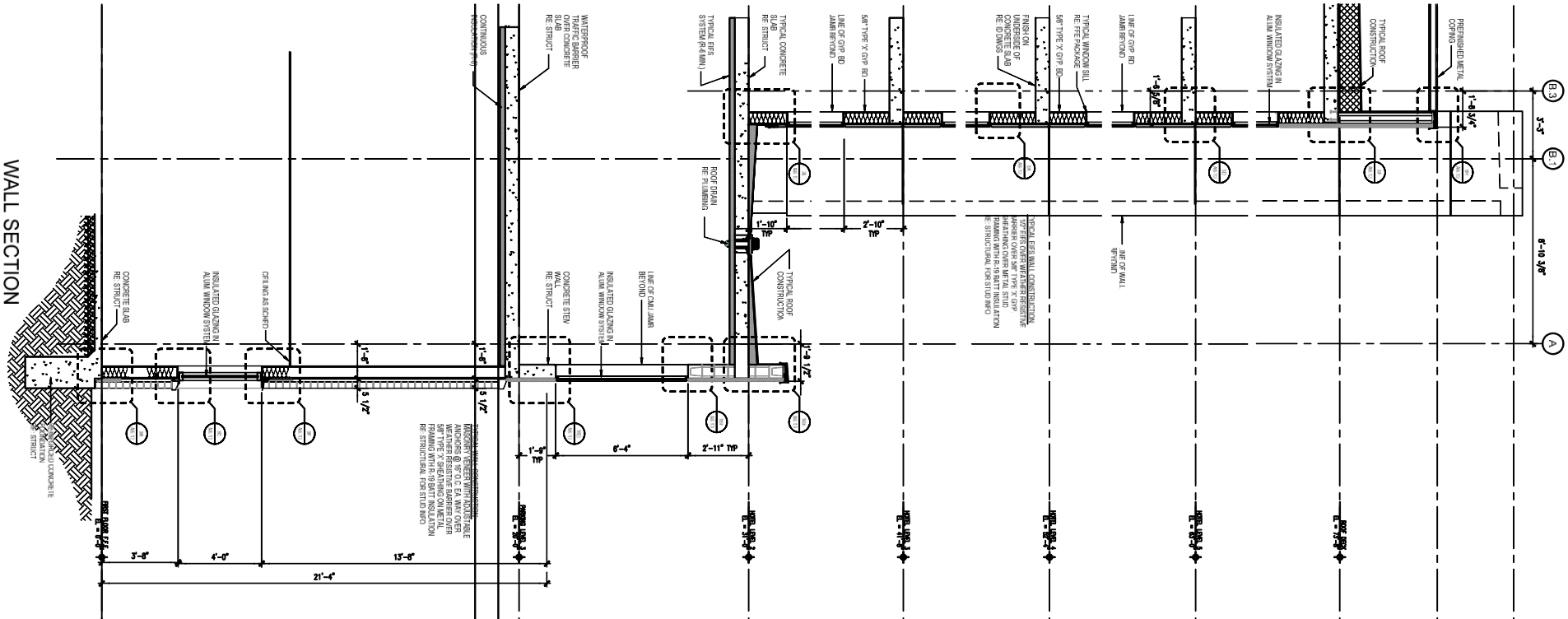
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Portland, TX 78374
(848) 343-2699 Fax (848) 444-6533

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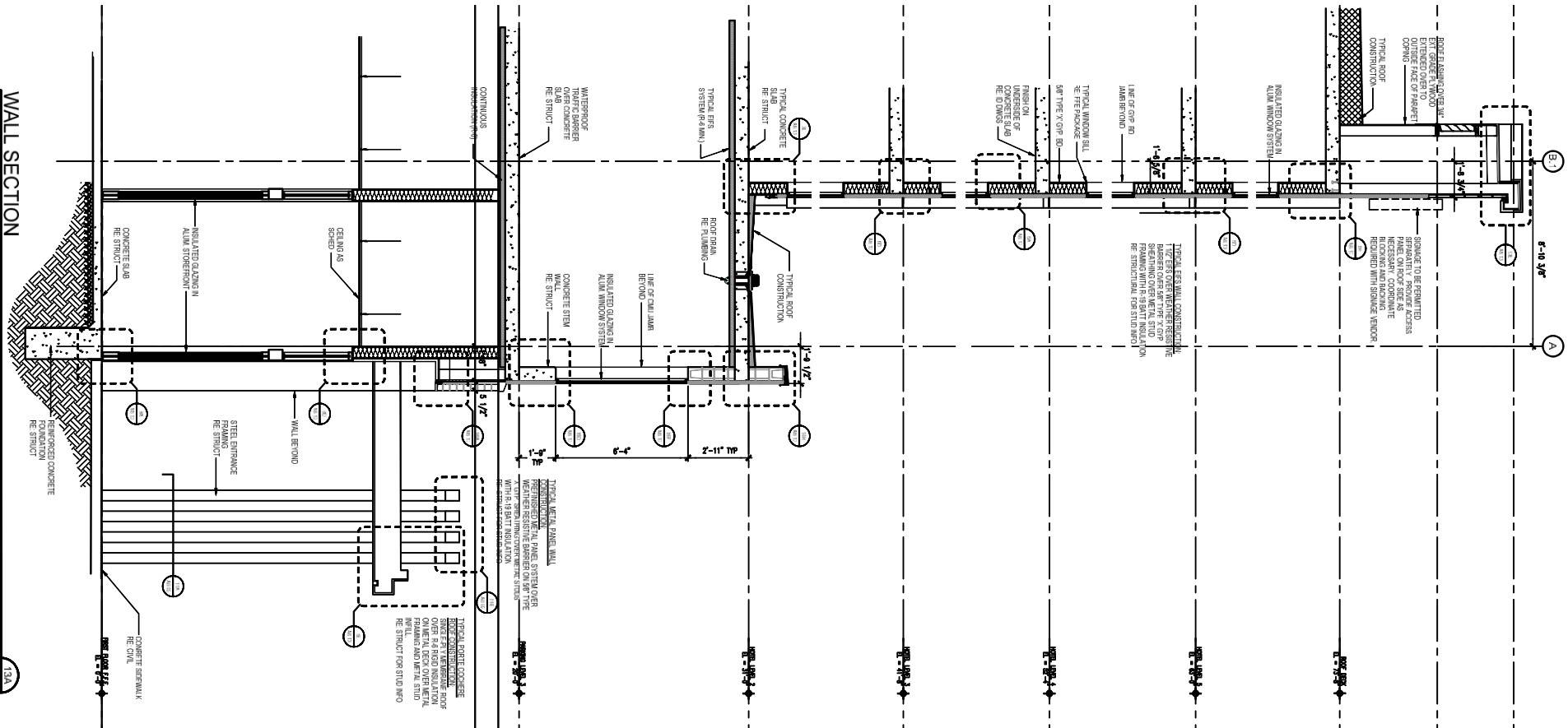
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CUSTOMER

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C-2/8

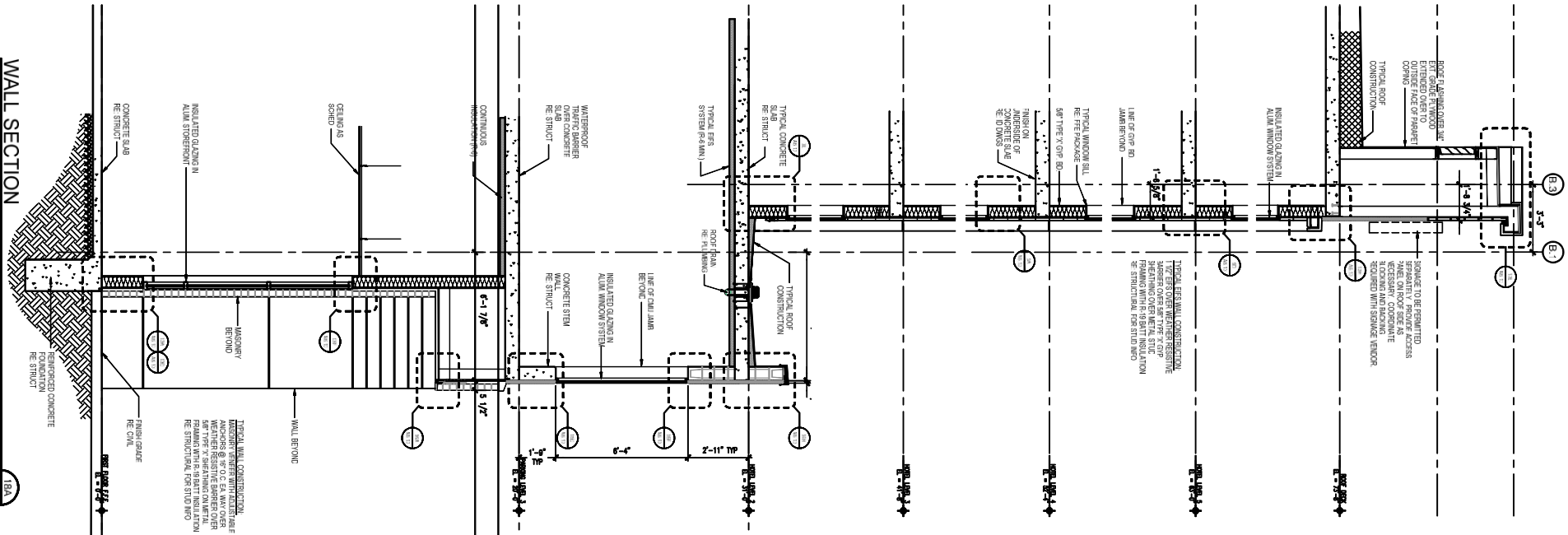


WALL SECTION
3/8\"/>



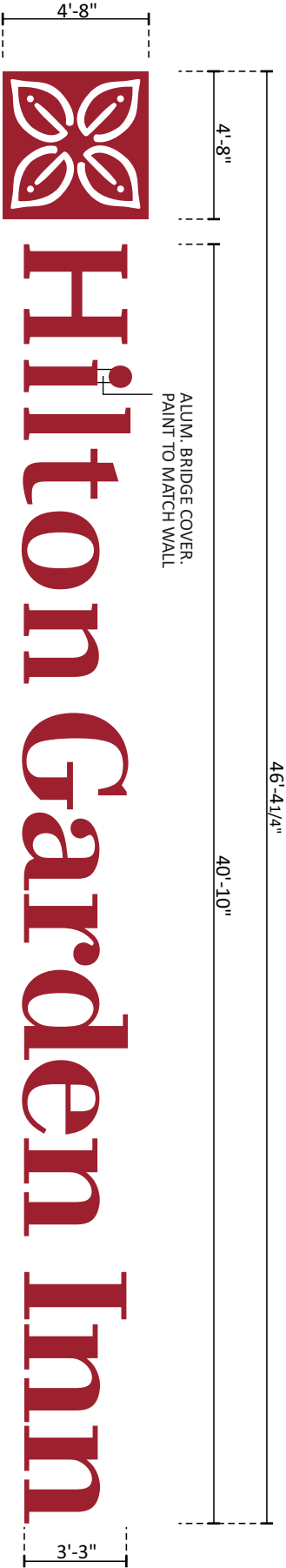
WALL SECTION
3/8\"/>

PEDESTRIAN ENTRY
1/32\"/>



WALL SECTION
3/8\"/>

LOUNGE AREA
1/32\"/>



A B **FACE LIT CHANNEL LOGO/LETTERS**
TWO (2) SETS REQUIRED - MANUFACTURE & INSTALL

SIGN SQ. FT. = 217

SCALE: 3/16" = 1' - 0"

Design #

0402415A-1

Sheet 4 of 6

Client

Address

HILTON GARDEN INN
2600 BROCKTON AVE
AUSTIN, TX. 78758

Account Rep.

MSW/MW

Designer

RFF

Date

02.13.19

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date

R1 IMC 12/11/19: DELETE
OPTION 2 OF SIGNS A AND B

CHANDLER

SIGNS

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National Headquarters

14301 Sycamore Road #101
Fort Worth, TX 76133
(214) 902-2000 Fax (214) 902-2044

San Antonio

17319 San Pedro Ave
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San Antonio, TX 78232
(210) 494-4220 Fax (210) 494-8724

West Coast

Ste 250
Visita, CA 92081
(619) 744-0088 Fax (619) 734-3732

Northeast US

1200 River Road
Suite 201
Louisville, KY 40206
(502) 897-9800 Cell (502) 554-4275

Florida

2154 Sand Hill Point Circle
Davenport, FL 33837
(889) 469-1100 Fax (889) 464-1160

Georgia

111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8652 Fax (214) 944-8724

South Texas

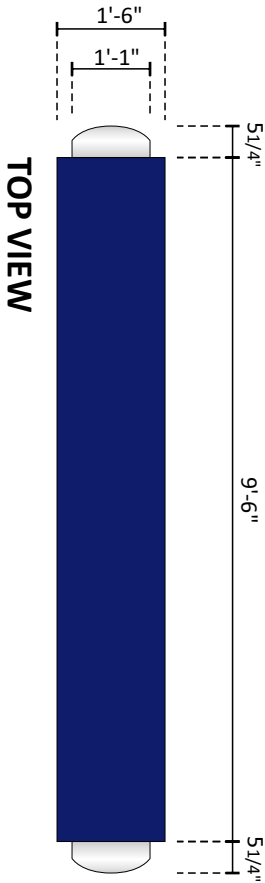
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TOP VIEW



D/F MONUMENT SIGN (M37 CUSTOM SIZE)
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8" = 1' - 0"



Design #	0402415A-1
Sheet	6 of 6
Client	HILTON GARDEN INN
Address	2600 BROCKTON AVE AUSTIN, TX. 78758
Account Rep.	MSW/IMW
Designer	RFF
Date	02.13.19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

R1 IMC 12/11/19: DELETE
OPTION 2 OF SIGNS A AND B

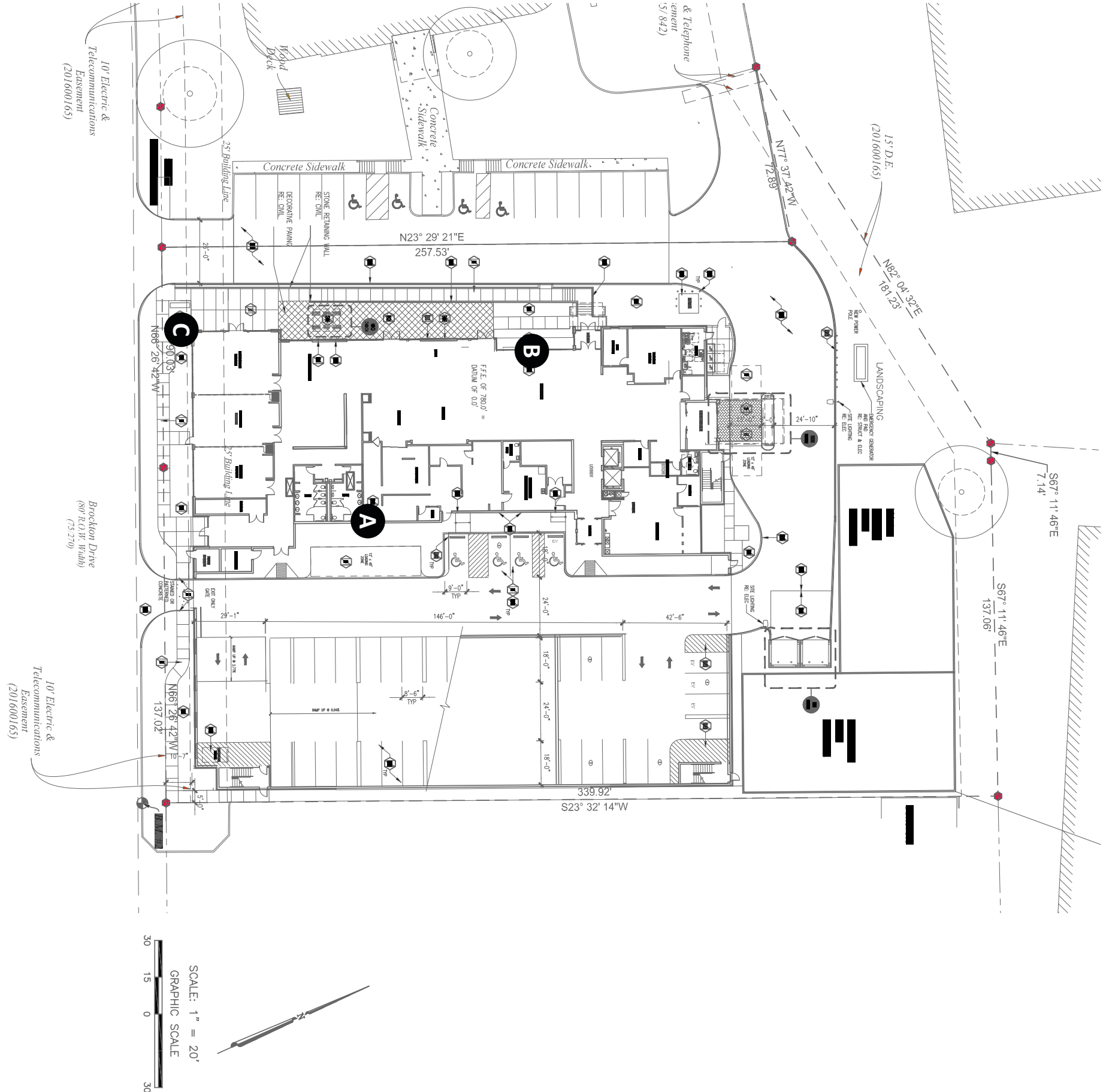
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San Antonio	17319 San Pedro Ave San Antonio, TX 78232 (214) 902-2000 Fax (214) 902-2044
West Coast	10617 34th Street Van Nuys, CA 91411 (818) 708-1000 Fax (818) 708-1001
Northeast US	1000 8th Street Louisville, KY 40202 (502) 897-9800 Fax (502) 897-9801
Florida	2154 Sand Hill Point Circle Davenport, FL 33837 (888) 465-1100 Fax (888) 465-1100
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (678) 725-8852
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APPLICABLE ELECTRICAL CODES AND/OR OTHER
SIGNING REGULATIONS OF THE SIGN
SIGN WILL BE A LIT LABELS

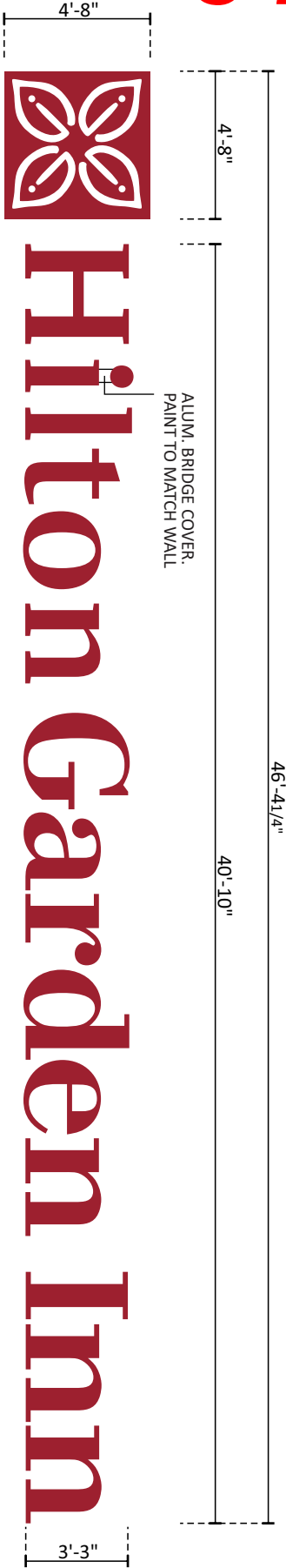
C-2/11



SITE PLAN | SIGN LOCATIONS



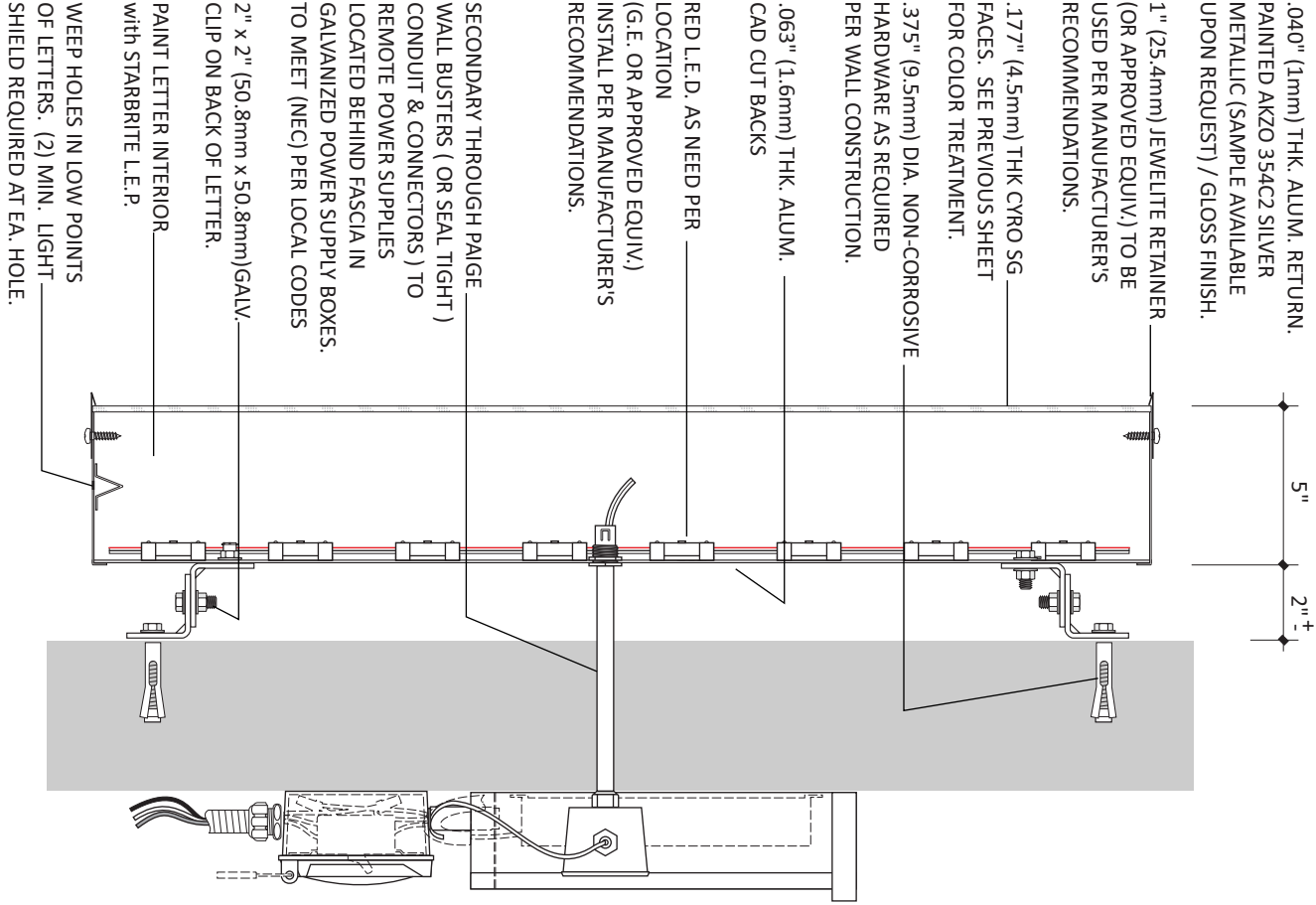
C-2/12



A **B** **FACE LIT CHANNEL LOGO/LETTERS** TWO (2) SETS REQUIRED - MANUFACTURE & INSTALL SCALE: 3/16" = 1' - 0"

SIGN SQ. FT. = 217

- 5" (127mm) DEEP LETTERS (REMOTE PWR. SUPPLY)
- .040" (1mm) THK. ALUM. RETURNS with .063" (1.6mm) THK. ALUM. CAD CUT BACKS. RETURNS PAINTED AKZO 354C2 SILVER METALLIC (SAMPLE AVAILABLE UPON REQUEST) / GLOSS FINISH. LETTER INTERIORS PAINTED with STARBRIGHT LIGHT ENHANCING PAINT.
- .177" (4.5mm) THK 3RK32 RED CYRO SG FACES
- 1" (25.4mm) STANDARD RED JEWELITE RETAINERS (OR APPROVED EQUIV.) TO BE USED PER MANUFACTURER'S RECOMMENDATIONS.
- LETTERS ILLUMINATED with RED L.E.D. (G.E. OR APPROVED EQUIV.). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- LOGO:** .177" (4.5mm) THK WRT30 WHITE CYRO SG FACES with 1st SURFACE 3M (OR APPROVED EQUIV.) 3630-73 RED VINYL BACKGROUND / "FLORET" DESIGN CUT OUT OF RED VINYL OVERLAY - WHITE SHOWS THRU.
- 1" (25.4mm) STANDARD RED JEWELITE RETAINERS (OR APPROVED EQUIV.) TO BE USED PER MANUFACTURER'S RECOMMENDATIONS.
- LOGO ILLUMINATED with WHITE L.E.D. (G.E. OR APPROVED EQUIV.). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.



LETTER SECTION DETAIL

Design #	0402415A-1
Sheet	7 of 6
Client	HILTON GARDEN INN
Address	2600 BROCKTON AVE AUSTIN, TX. 78758
Account Rep.	MSW/MW
Designer	RFF
Date	02.13.19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	R1 IMC 12/11/19: DELETE OPTION 2 OF SIGNS A AND B

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West Coast	3270 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 343-1008 fax (760) 734-3732
Northeast US	1200 1st Street Suite 201 Louisville, KY 40206 (606) 897-9800 fax (502) 554-4295
Florida	2154 Sand Hill Point Circle Davenport, FL 33837 (889) 465-1100 fax (889) 464-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8652 fax (770) 348-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (847) 363-3599 fax (847) 644-6533

CHANDLER
signs

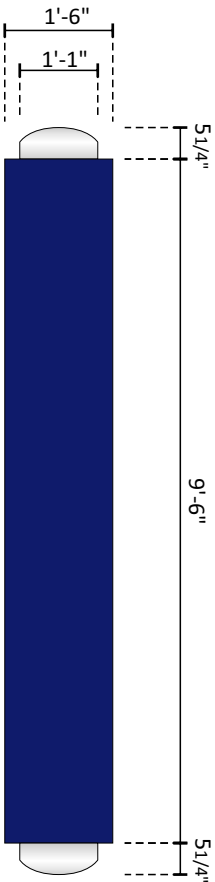
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

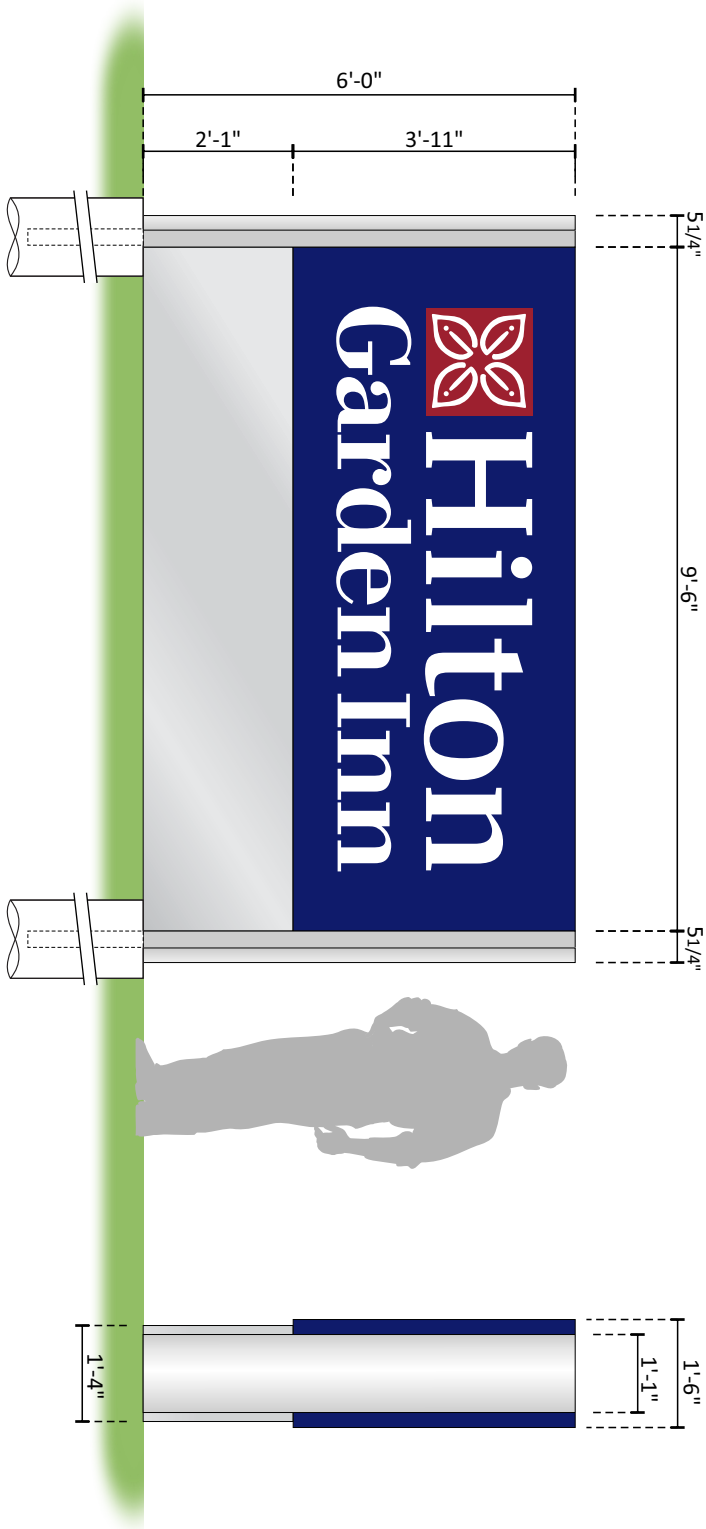
THIS SIGNAGE IS FINISHED TO MEET ALL THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES SIGN WELD BEARING LABEL(S).



C-2/13



TOP VIEW



D/F MONUMENT SIGN (M37 CUSTOM SIZE)
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE 3/8" = 1' -0"

FABRICATED ALUMINUM SIGN CABINET WITH ROUTED OUT OPENINGS FOR LETTERS AND SQUARE OPENING FOR LOGO - FACES AND FILERS PRIMED & PAINTED TO MATCH PMS 2756c BLUE SATIN FINISH - PAINT INTERIOR LIGHT ENHANCING WHITE.

"HILTON GARDEN INN" LETTERS .125" (3.2mm) THK. WRT30 WHITE CYRO SG SHOW THRU TRANSLUCENT ACRYLIC

"LOGO" .125" (3.2mm) THK. WRT30 WHITE CYRO SG ACRYLIC WITH 3M (OR APPROVED EQUIV.) 3630-73 RED VINYL APPLIED TO FIRST SURFACE - REVERSE WEDED FOR WHITE "FLORET" LOGO GRAPHIC TO SHOW THRU.

ALUMINUM BASE PANELS (RECESSED) AND CONVEX SHAPED COVERS WITH CAPS ON END FILERS OF SIGN - PAINTED AKZO 354C2 SILVER METALLIC (SAMPLE AVAILABLE UPON REQUEST) / GLOSS FINISH

OPTIONAL "DIRECTIONAL COPY" ROUTED OUT OF BASE PANEL & BACKED WITH SHOW THRU - .125" (3.2mm) THK. WRT30 WHITE CYRO SG ACRYLIC WITH FIRST SURFACE 3M (OR APPROVED EQUIV.) 3630-73 RED VINYL OVERLAY

SIGNS INTERNALLY ILLUMINATED WITH 800mA HI-OUTPUT DAYLIGHT FLUORESCENT LAMPS

UNDERGROUND ELECTRICAL SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICAL CONTRACTOR - COORDINATE WITH SIGN MANUFACTURER AS TO PRIMARY VOLTAGE REQUIREMENTS. SIGN CONTRACTOR TO MAKE FINAL CONNECTION AS DETERMINED BY LOCAL SIGN ORDINANCES.

TS 3' x 3' x .187" (76.2mm x 76.2mm x 4.8mm) STEEL TUBE SUPPORTS with 12" (304.8mm) DIA. x 3'-0" (914.4mm) DEEP CONCRETE PIER FOUNDATION.

FOUNDATION SET 2" (50.8mm) BELOW GRADE.

STEEL SIGN SUPPORTS MOUNTED IN CONCRETE PIER TYPE FOUNDATIONS - SIZE & DEPTH SHOWN TO BE CONFIRMED BY LOCAL CODES & CONDITIONS.

SUPPORTS DESIGNED FOR 30PSF WINDLOAD.

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL. A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

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Landlord		
Revision/Date		
R1 IMC 12/11/19: DELETE OPTION 2 OF SIGNS A AND B		

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SIGNS

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West Coast	3220 Executive Ridge Dr Ste 250 Visa, CA 92081 (760) 344-2000 Fax (760) 734-3732
Northeast US	1200 River Road Suite 201 Louisville, KY 40206 (606) 897-9800 Cell (606) 554-4295
Florida	2154 Sand Hill Point Circle Davenport, FL 33837 (889) 469-1100 Fax (889) 464-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8652 Fax (770) 948-8724
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**FINAL ELECTRICAL
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THIS SIGNAGE MEETS OR EXCEEDS ALL UL
REQUIREMENTS AND IS LISTED FOR USE IN THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PERMANENT MARKING OF THE SIGN
SIGN WILL BEA UL LABEL(S)